

Sept. 16th 2019

Downtown Dublin Community Meeting #2



TEAM INTRODUCTION

URBAN FIELD STUDIO



project management – urban strategy

SWA & ELS



landscape & architectural design

CHRISTINE FIRSTENBERG & KMA



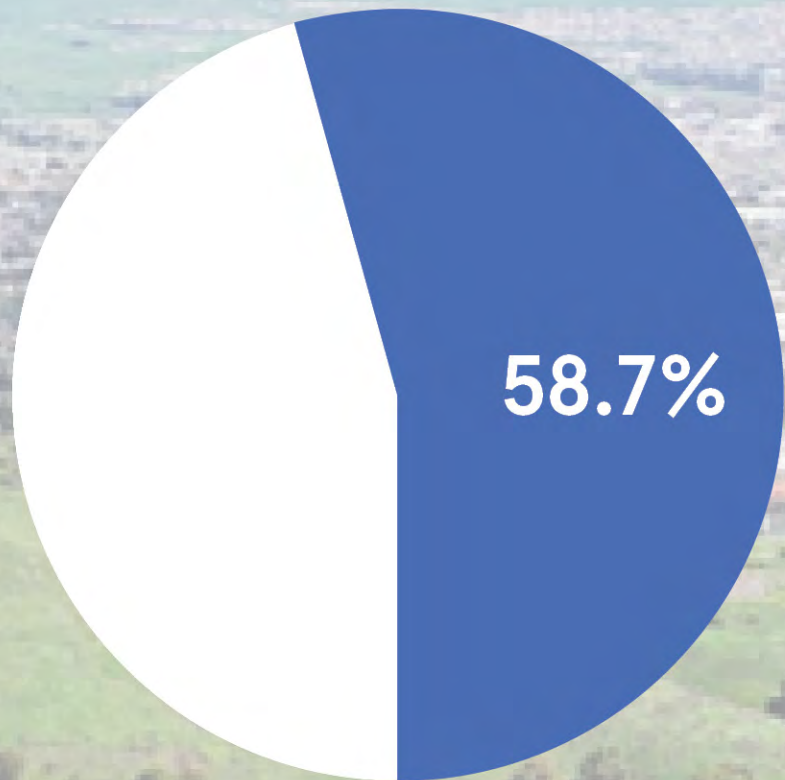
feasibility

BKF ENGINEERS AND KIMLEY-HORN



infrastructure design and cost

THE DOWNTOWN NEEDS A SOCIAL CENTER



Where is the social center of Downtown Dublin today?

SAY ***“NO SOCIAL CENTER EXISTS TODAY.”***

		%	Count
Village Parkway		16.0%	12
Regional Street		2.7%	2
Amador Plaza Road		6.7%	5
Amador Valley Boulevard		2.7%	2
Dublin Boulevard		6.7%	5
Downtown as a whole		1.3%	1
No social center exists today		58.7%	44
Other		5.3%	4

IMPORTANT CROSSROADS CREATE A NATURAL DOWNTOWN



-Two blocks from
West Dublin BART
Station

-Easily accessible
and highly visible
from 580 and 680

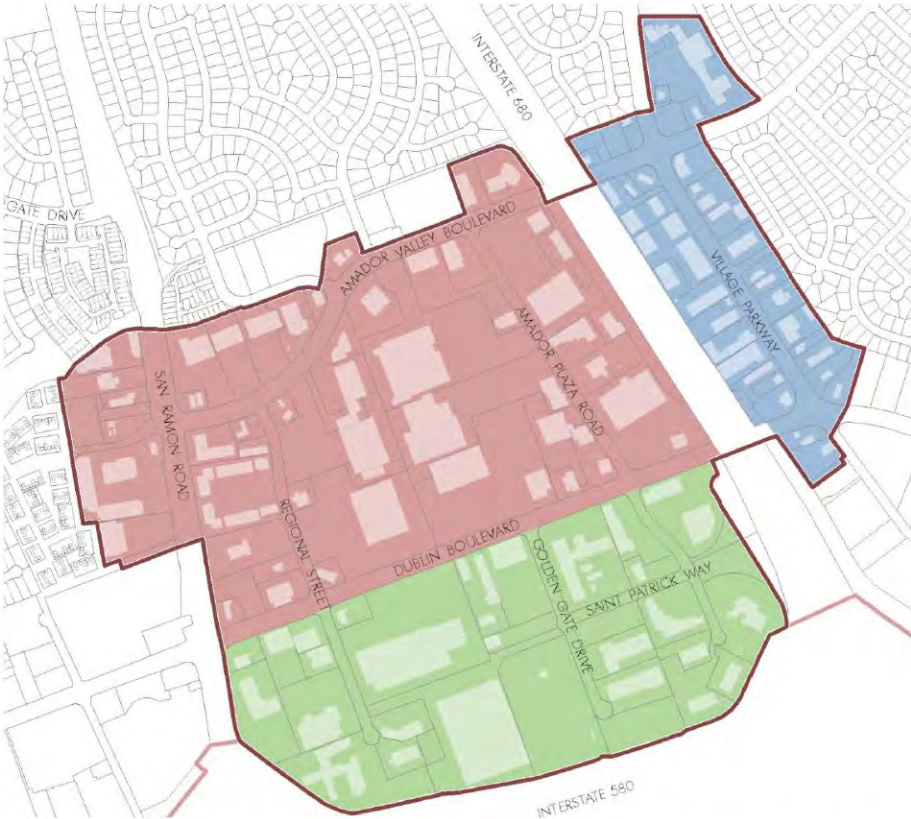
BUILDING ON THE SPECIFIC PLAN

**DOWNTOWN
DUBLIN
SPECIFIC PLAN**

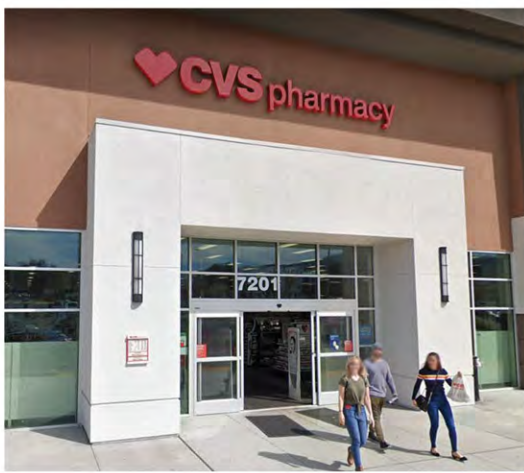
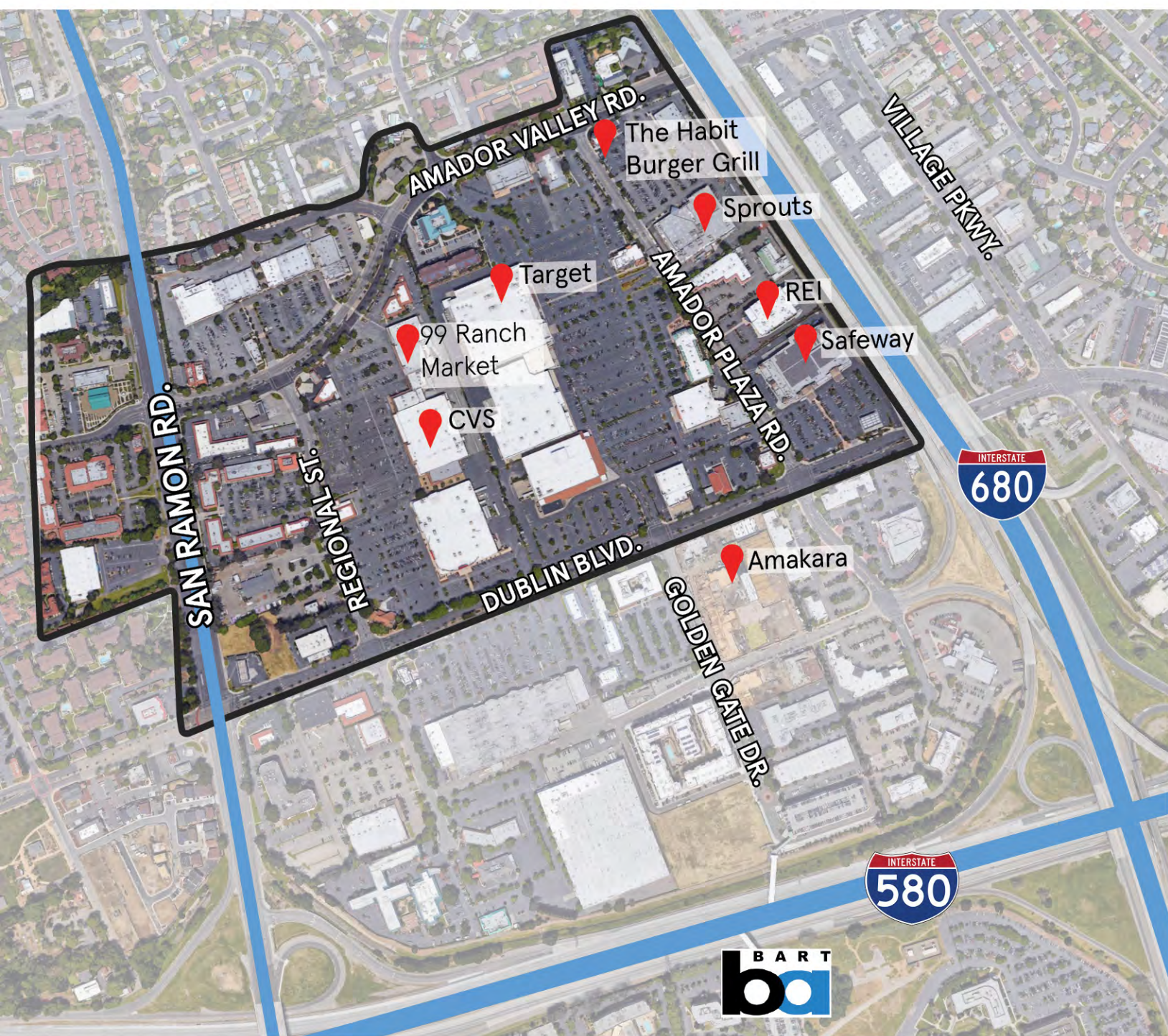
October 2014

Adopted 2/1/2011, City Council Resolutions 08-11 and 09-11
Amended 5/6/2014, City Council Resolutions 49-14 and 50-14
Amended 10/7/2014, City Council Resolution 170-14

RBF



BUILD ON EXISTING ASSETS



COMMUNITY INPUT



- Public Meeting June 13, 2019
-26 Attendants
- Survey from May-July 31
-248 responses
- Meeting 1: Open space Options
- Meeting 2: Preferred Vision



HOW DO YOU MAKE THIS A BETTER DOWNTOWN?

**A PLACE
TO GATHER**

**SOMETHING
THAT LIVES
UP TO OTHER
DOWNTOWNS
IN THE AREA**

**SENSE OF
A CITY CENTER**

**SIGNATURE
BUILDINGS**

**PEOPLE
WALKING
AROUND**

THE TOWN SQUARE EXPERIENCE

LANDSCAPE/
GREEN SPACE

WALKABLE

SHADE FEATURES

FARMERS'
MARKET

CLEAN

A PLACE TO
RELAX, READ, AND
PEOPLE WATCH

FOOD VENDORS

HAVING A PLACE TO
MEET FRIENDS

SAFE

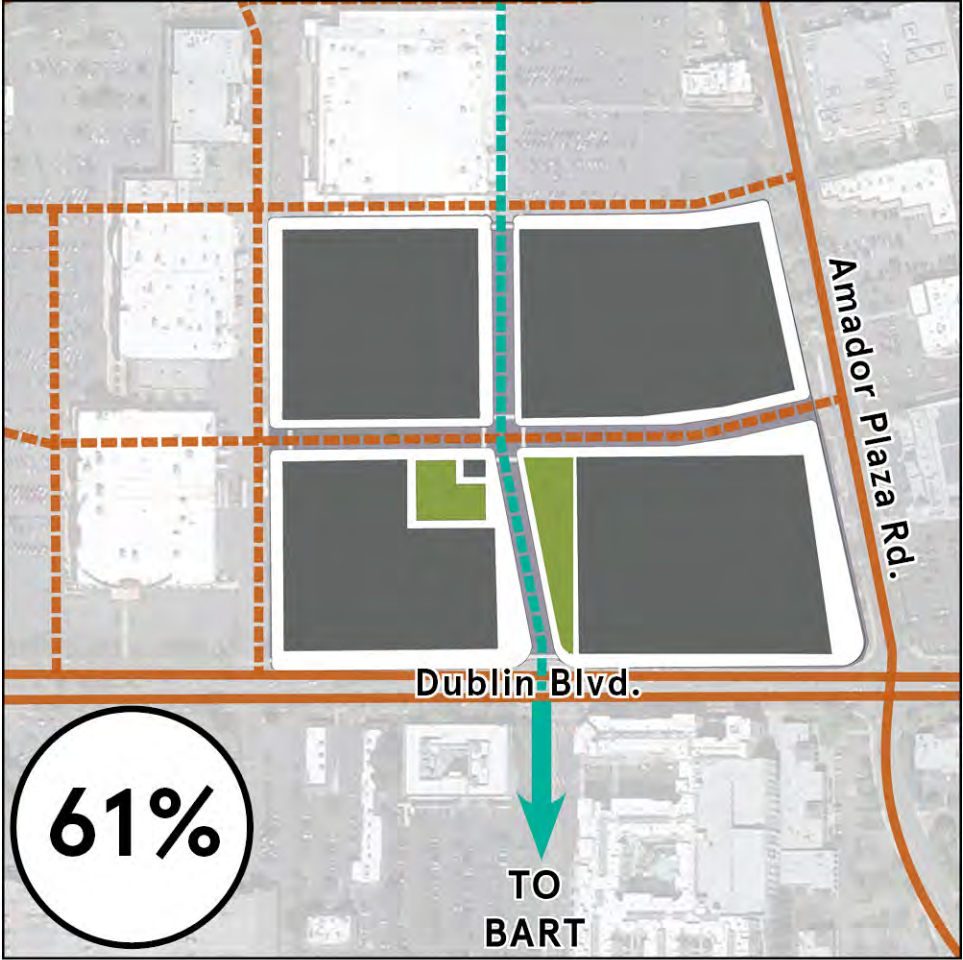
DISCOVER
SPACE FOR
PEOPLE

FAMILY
FRIENDLY

EVENTS:
CONCERTS,
OUTDOOR
FILMS, CITY
EVENTS

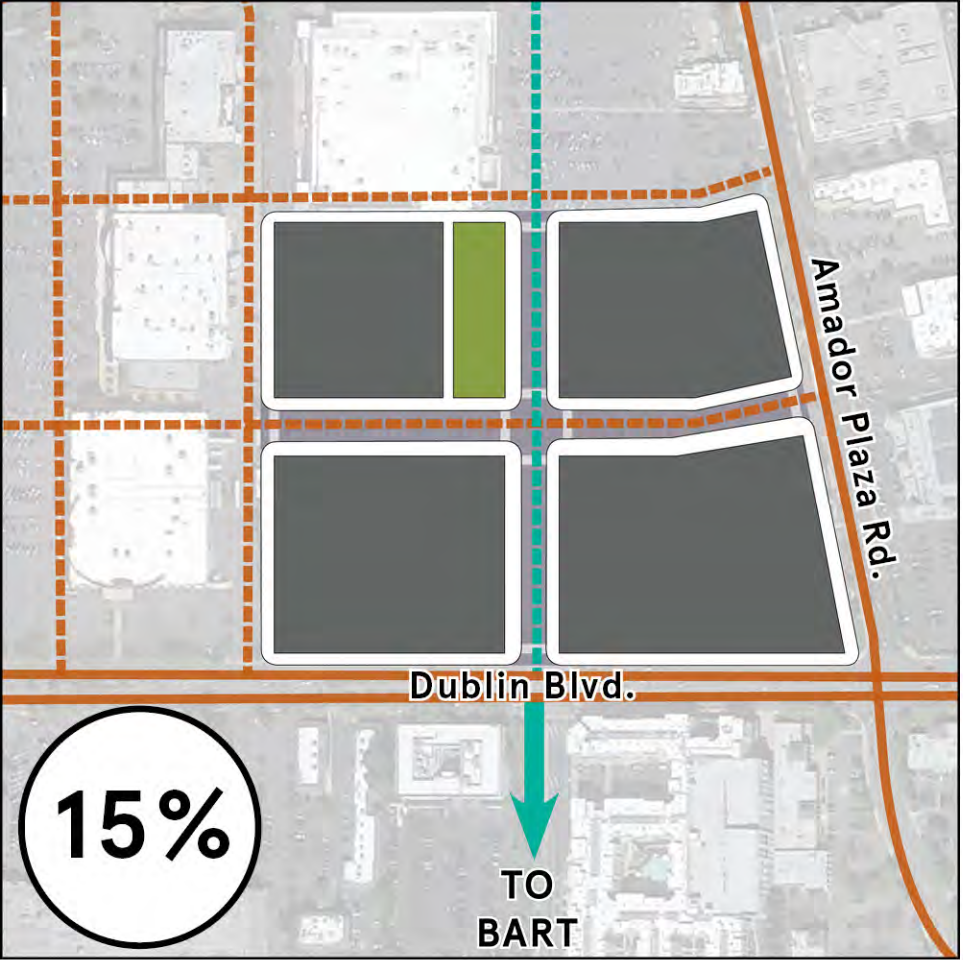


EXPLORATION OF THE OPEN SPACE LOCATION



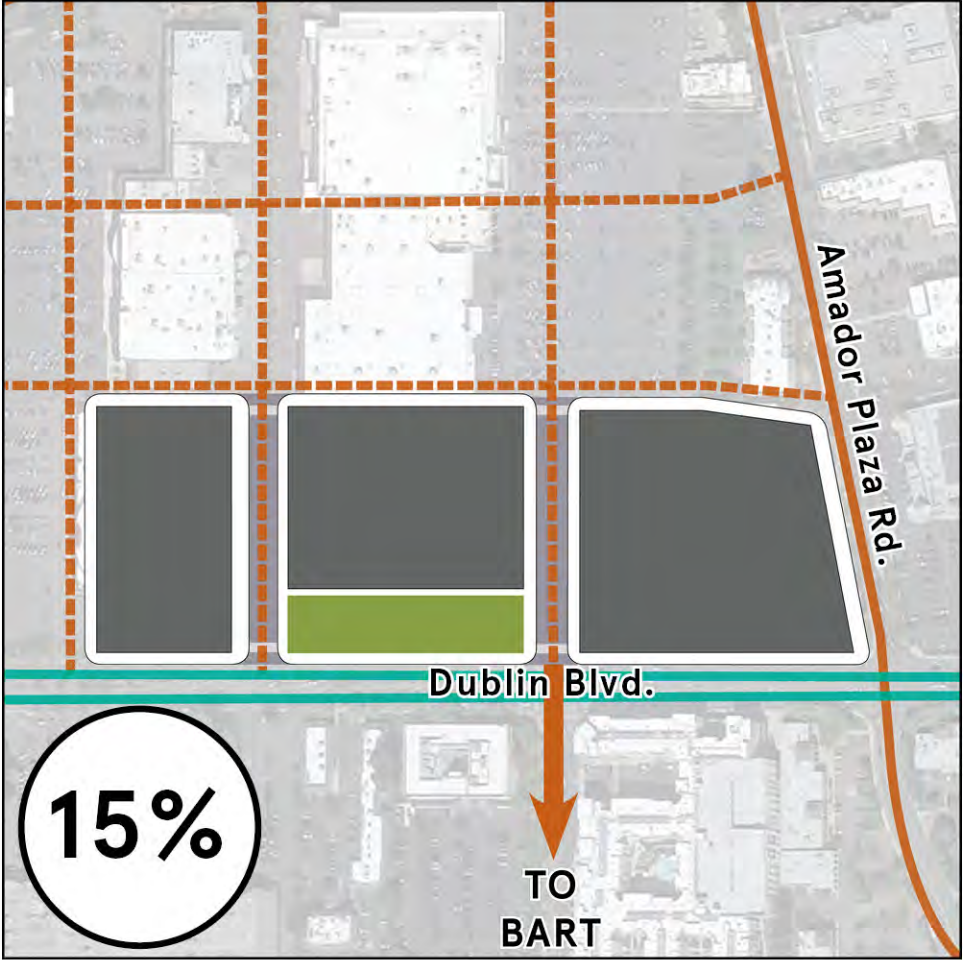
Concept A: DUBLIN SQUARE

This concept would place the Town Square inside of the Dublin Place shopping center property. You would also be able to see the Town Square from Dublin Blvd. This concept has the most potential for development to occur in the near future, and the City Council preferred this concept over the others.



Concept B: CENTRAL PARK

This concept would place the Town Square inside of the Dublin Place shopping center property in front of the Hobby Lobby store. This Town Square would be more linear and be located in the middle of the property. This concept would impact the frontage to Hobby Lobby, parking and the drive aisle into the shopping center, and therefore would have a longer time frame before a Town Square could be built.



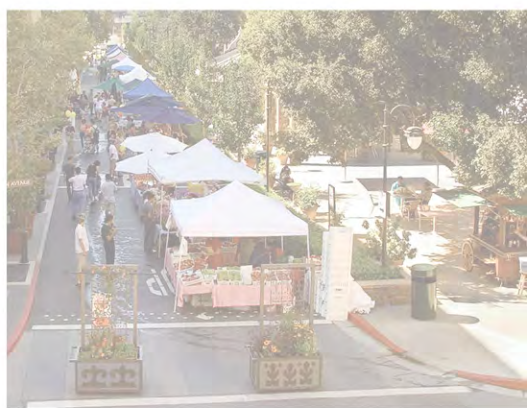
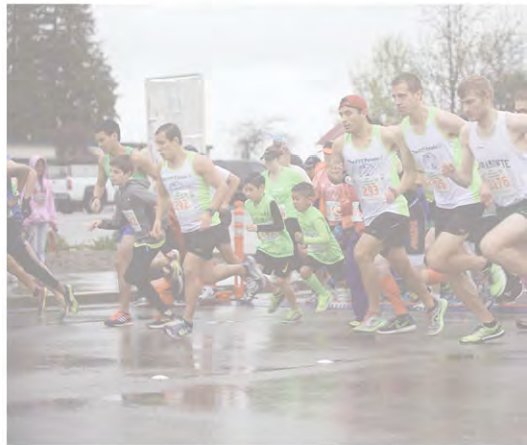
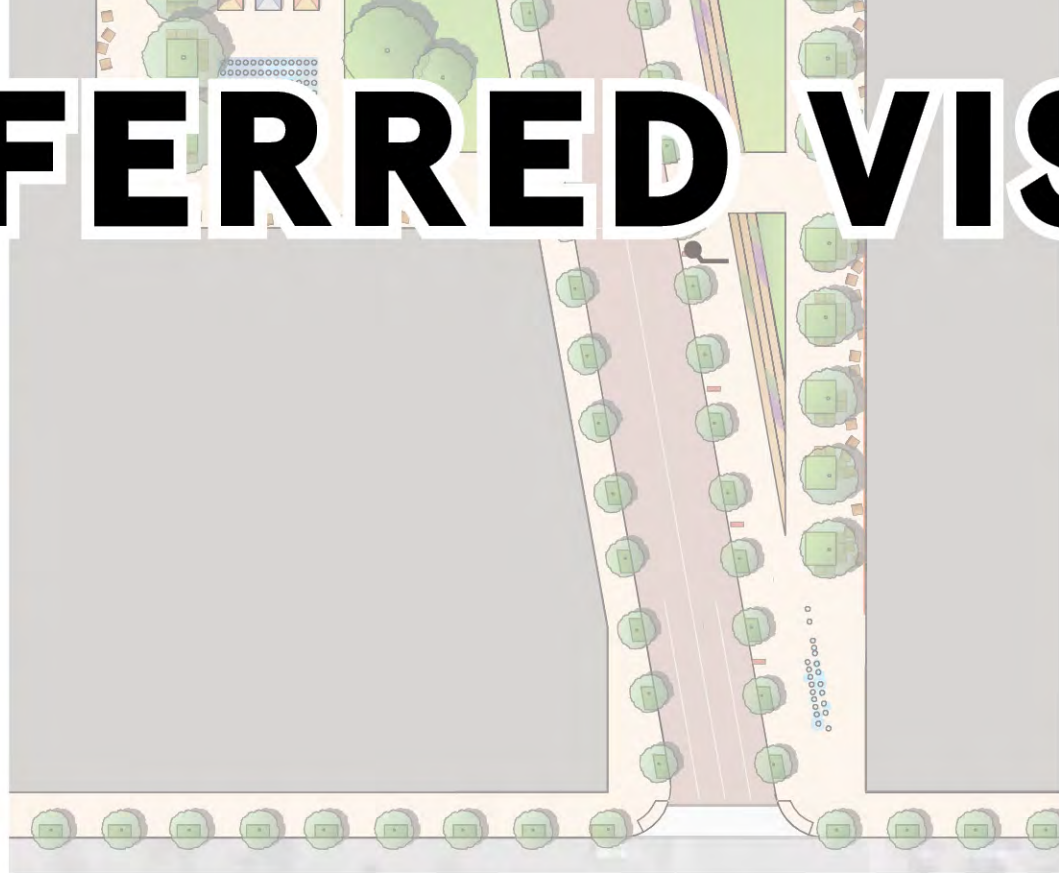
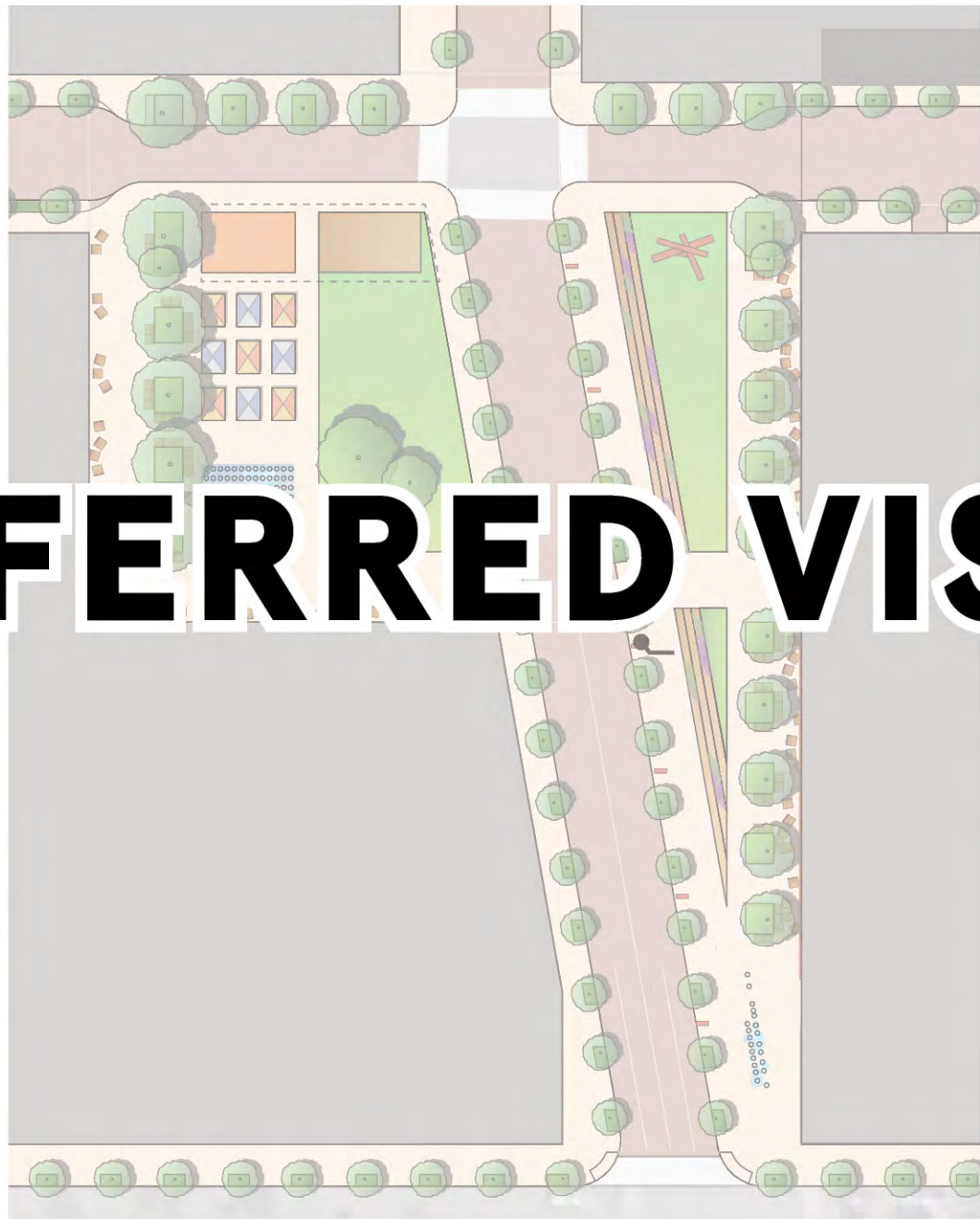
Concept C: DUBLIN PORCH

This concept would place the Town Square adjacent to Dublin Blvd. Running parallel with the street. The Town Square would be highly visible and linear, but may require changes to Dublin Blvd., And therefore would have a significantly longer time frame before a Town Square could be built.

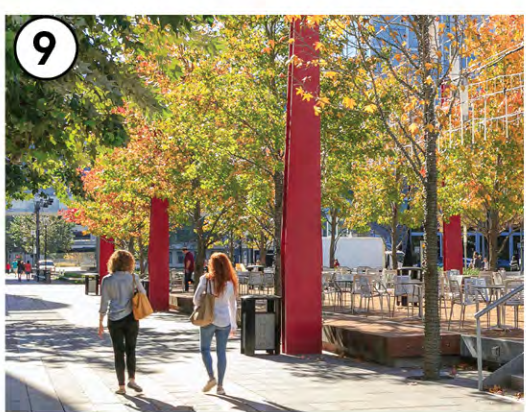
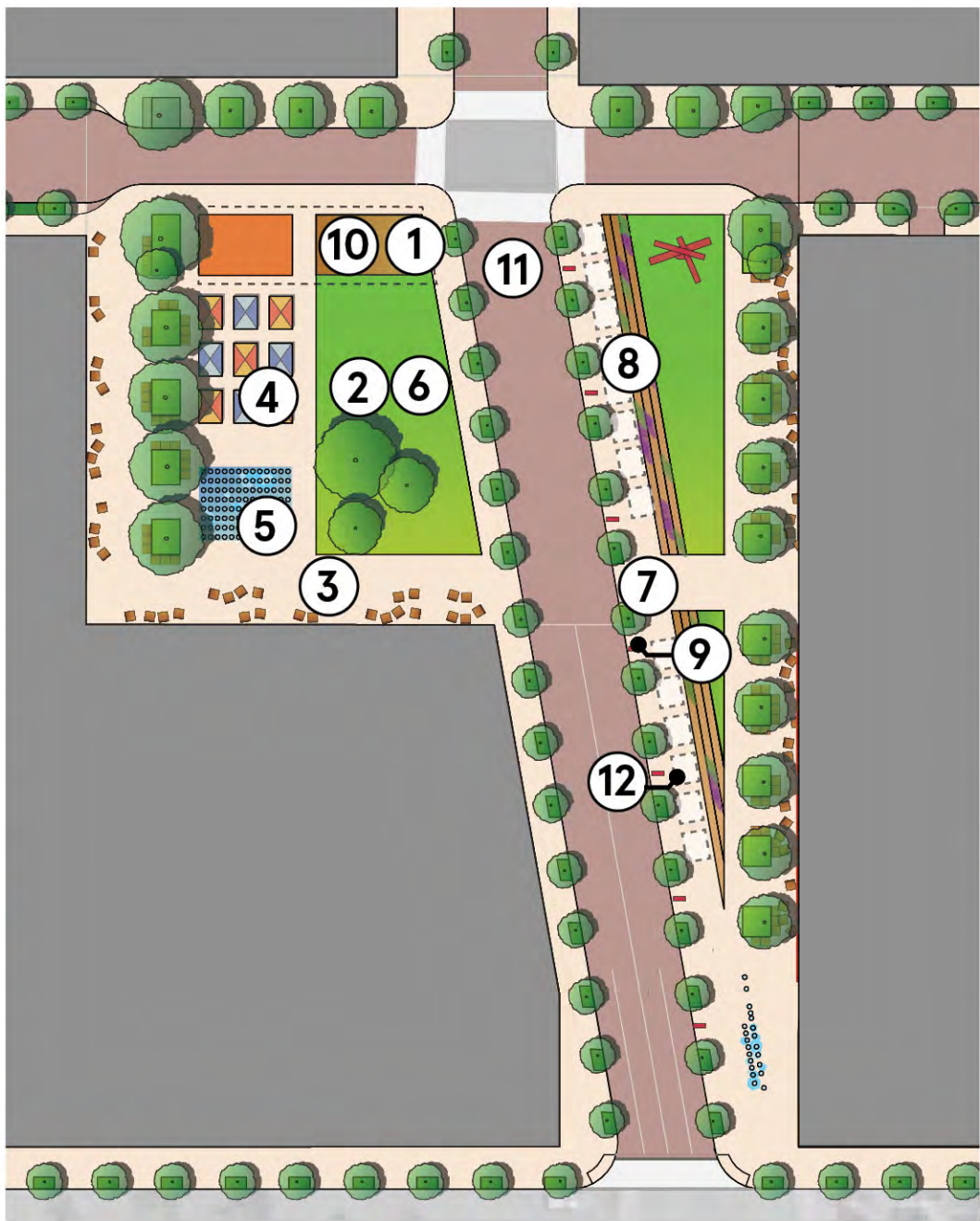
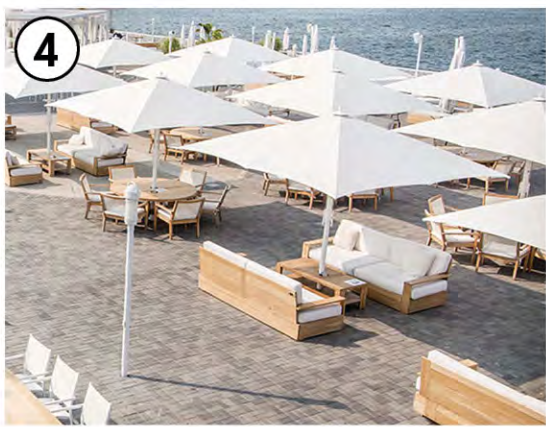


Did not choose

PREFERRED VISION
(BASED ON SURVEY)



TOWN SQUARE FEATURES



AERIAL VIEW OF TOWN SQUARE



AERIAL VIEW OF TOWN SQUARE

**MIXED USES
ON THE
SQUARE**

**STRONG
CITY
IDENTITY**



GOLDEN GATE DRIVE



GOLDEN GATE DRIVE



**GENEROUS
SIDEWALKS
AND
LANDSCAPING**

**ACTIVE
LOBBIES
AND RETAIL**

VIEW OF TOWN SQUARE



VIEW OF TOWN SQUARE



**DELIGHTFUL
SOCIAL
SPACES**

**RICH
ENVIRONMENT
WITH GOOD
DESIGN**

**HUMAN
SCALED
EXPERIENCE**

VIEW FROM DUBLIN BLVD. & GOLDEN GATE DR.



VIEW FROM DUBLIN BLVD. & GOLDEN GATE DR.

HIGH QUALITY,
LONG LASTING
MATERIALS

GATEWAY
TO THE
DOWNTOWN

ACTIVE
GROUND
FLOOR





HOW DO WE GET THERE?

PHASING: STEPS TOWARDS DEVELOPMENT



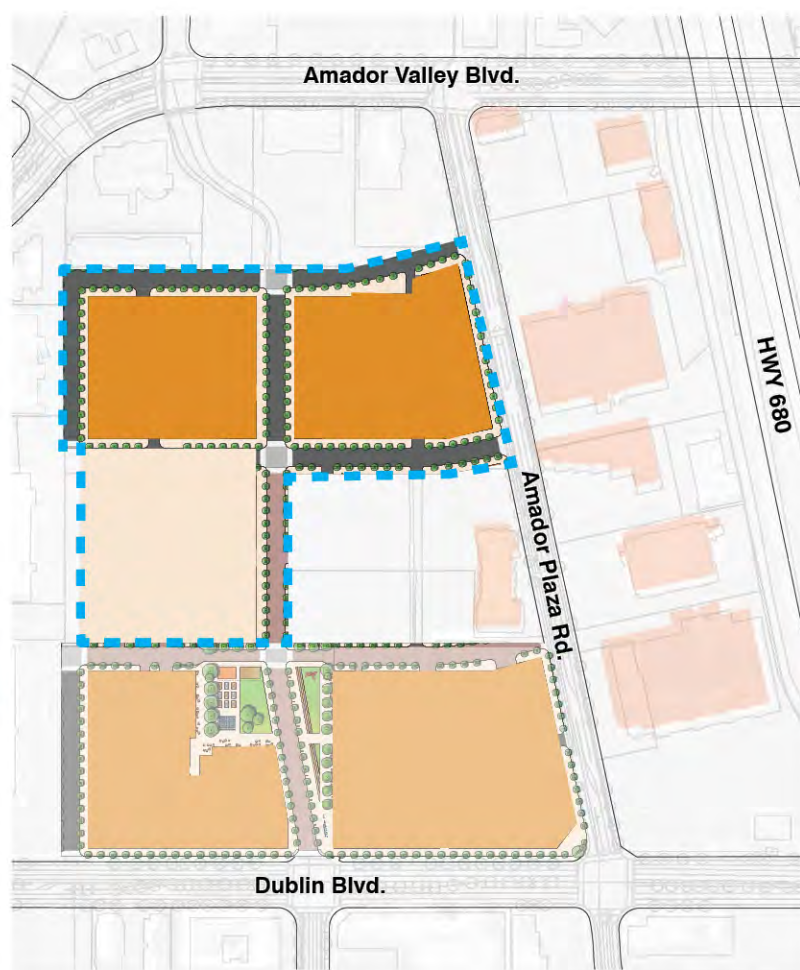
2020-2025

STEP 1: GET IT
OFF THE GROUND



2026-2035

STEP 2: ANCHOR
TOWN SQUARE
WITH RETAIL



2036-2045

STEP 3: LOCATE
HOUSING NEAR
THE EXISTING
NEIGHBORHOOD



2046-2065

STEP 4: INFILL
WITH A MIX OF
LAND USES

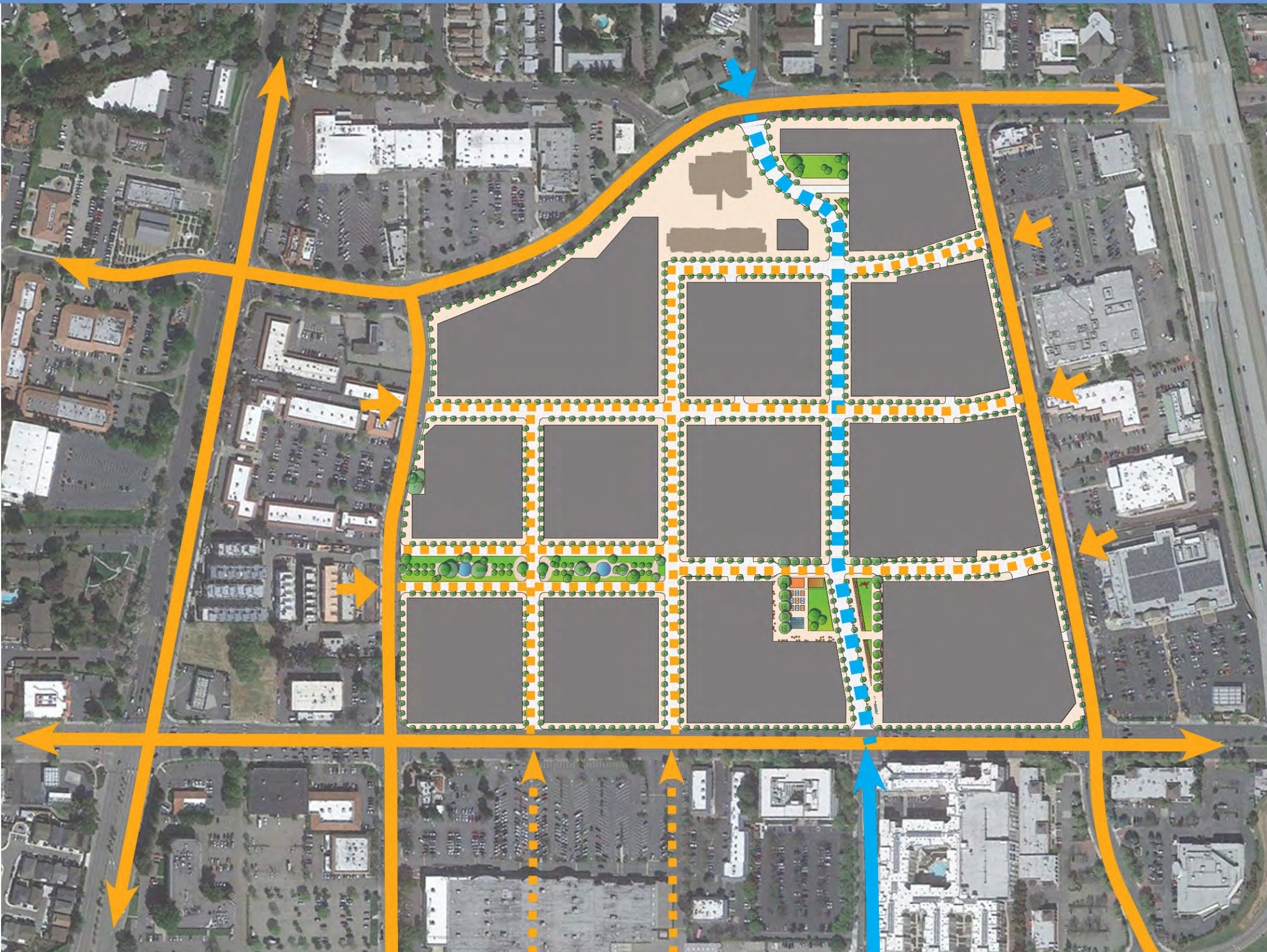
LEGEND

■ PHASE BOUNDARY ■ AREA OF DEVELOPMENT ■ EXISTING RETAIL

MOBILITY TO THE SITE



STREET GRID



- More streets, same land area; disperse traffic and increase connectivity.
- Pedestrian friendly streets and greater connectivity encourage and support use of public transit and walking.
- Existing streets were designed for peak holiday retail traffic which is well suited for mixed-use districts with less retail.

PARKING DESIGN



- Parking structures can be designed to blend in with the urban environment, be attractive and easy to use.
- Parking structures must be thoughtfully located and sized for retail shops and restaurants to benefit.

BENEFITS OF AN ON-SITE COMMUNITY



WORK DAY
LUNCH



EVENING
WALK OR
DINING



WEEKEND
SOCIALIZING

AN ON-SITE POPULATION SUPPORTS VIBRANT PLACES TO MEET UP

- People who live downtown ensure public spaces are active
- Downtown residents are more likely to use shops and restaurants throughout the day
- The things that serve downtown residents also benefit the larger community

A DOWNTOWN ON-SITE COMMUNITY IS LIKELY TO APPEAL TO YOUNG PROFESSIONALS AND SENIORS

- The multi-unit buildings, with units that are 1-bedroom, will likely appeal to young professionals who want to live near BART
- Active seniors who want to downsize to live closer to amenities would also benefit from housing in the area

LAND USE PLAN: ONE EXAMPLE OF WHAT IS POSSIBLE

LEGEND

-  FUTURE PHASE BOUNDARY
-  RETAIL
-  RESTAURANTS
-  LARGE FORMAT RETAILER
-  PARK, PLAZA OR COURTYARD
-  HOUSING
-  OFFICE
-  HOTEL
-  EXISTING RETAIL
-  FUTURE PHASE



THE TOWN SQUARE IS FOR EVERYONE





DO YOU HAVE MORE IDEAS TO MAKE DOWNTOWN A BETTER PLACE?

More information about Downtown Dublin
can be found at:

www.DowntownDublinCA.com

**Economic Development Division
925-833-6650**